



**GAIL FARBER, Director**

# **COUNTY OF LOS ANGELES**

## **DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 14, 2013

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

# **ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**55 May 14, 2013**

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**SALE OF COUNTY SURPLUS REAL PROPERTY  
IN THE CITY OF SANTA CLARITA  
ASSESSOR'S IDENTIFICATION NO. 2827-020-900  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

This action is to approve the sale of the County of Los Angeles surplus property in the City of Santa Clarita to the Newhall County Water District.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed sale categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee interest in the real property identified as Assessor's Identification No. 2827-020-900, in the City of Santa Clarita, is no longer required for the purposes of the County of Los Angeles.
3. Authorize the sale of Assessor's Identification No. 2827-020-900 from the County of Los Angeles to the Newhall County Water District for \$100,000.
4. Instruct the Chairman of the Board of Supervisors of the County of Los Angeles to sign the Quitclaim Deed document and authorize delivery to the Newhall County Water District.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to obtain approval from the Board to sell a portion of County of Los Angeles' surplus property along Market Street, located east of Cross Street in the City of Santa Clarita, to the adjacent property owner, Newhall County Water District (NCWD), for \$100,000.

The County acquired fee title to Assessor's Identification No. 2827-020-900 as part of the land needed for Market Street. Construction has been completed, and the subject parcel lies outside the required road right of way. The adjacent property owner, NCWD, requested to purchase the surplus property as a part of its adjacent booster pump station project.

## **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Fiscal Sustainability (Goal 2). The revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of road right of way.

## **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The cost of the sale in the amount of \$100,000 represents the fair market value. This amount has been paid and deposited into the Road Fund.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Assessor's Identification No. 2827-020-900 is located along Market Street, east of Cross Street, in the City of Santa Clarita.

The proposed sale is authorized by the California Streets and Highways Code Section 960. This section provides as follows: "Whenever the board of supervisors determines that any real property, or interest therein, acquired by the county for highway purposes is no longer necessary for those purposes, the county may sell or exchange the real property, or interest therein, in the manner and upon the terms and conditions approved by the board of supervisors."

The Quitclaim Deed document does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals.

The Quitclaim Deed document has been approved by County Counsel as to form and will be recorded.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the State CEQA Guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. These exemptions provide for the sale of surplus government property. The surplus property under the proposed sale does not have significant values for wildlife habitat

The Honorable Board of Supervisors

5/14/2013

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or other environmental purposes, and the use of the property and adjacent property has not changed since the time of purchase.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action will eliminate the need to maintain this property and reduce the cost of the County's expenses and potential liabilities.

**CONCLUSION**

Please return one adopted copy of this letter and the executed original Quitclaim Deed document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:SGS:tw

Enclosures

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

DUPLICATE

RECORDING REQUESTED BY  
AND MAIL TO:

Newhall County Water District  
23780 North Pine Street  
Santa Clarita, CA 91321-3109  
Attention Mr. Steve Cole

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY  
TRANSFER TAX PURSUANT TO SECTION 11922 OF THE  
REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES  
PURSUANT TO SECTION 27383 OF THE GOVERNMENT  
CODE.

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:  
2827-020-900 (Portion)

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to NEWHALL COUNTY WATER DISTRICT, a county water district, all its right, title, and interest in and to the real property in the City of Santa Clarita, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated May 14, 2013



(COUNTY-SEAL)

COUNTY OF LOS ANGELES,  
a body corporate and politic

By Mark Ridley-Thomas  
Chairman, Board of Supervisors of the  
County of Los Angeles

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

Market St. (Newhall Co Wtr Dist)  
(File: MARKET STREET (5))  
Parcel 3EXF  
I.M. 234-117  
S.D. 5  
Project ID: MPR0000511

M1277005

KR:bw

P:KRQCMARKETST3EXF.DOC 121312

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 14<sup>th</sup> day of May, 20 13, the facsimile signature of MARK RIDLEY-THOMAS, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]

Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI  
County Counsel

By [Signature]

Deputy

APPROVED as to title and execution,

, 20

DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

#### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed to Newhall County Water District, a county water district, by the instrument which this certificate is attached, is hereby accepted by the undersigned agent on behalf of the Board of Directors of the Newhall County Water District pursuant to authority conferred by Resolution No. \_\_\_\_\_, dated \_\_\_\_\_, and the Newhall County Water District consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

By \_\_\_\_\_

## EXHIBIT A

Project Name: **MARKET STREET** **5-3EXF**  
A.I.N. 2827-020-900  
T.G. 4640-J2  
I.M. 234-117  
R.D. CITY OF SANTA CLARITA  
S.D. 5  
M1277005

### LEGAL DESCRIPTION

#### PARCEL NO. 5-3EXF (Quitclaim of fee):

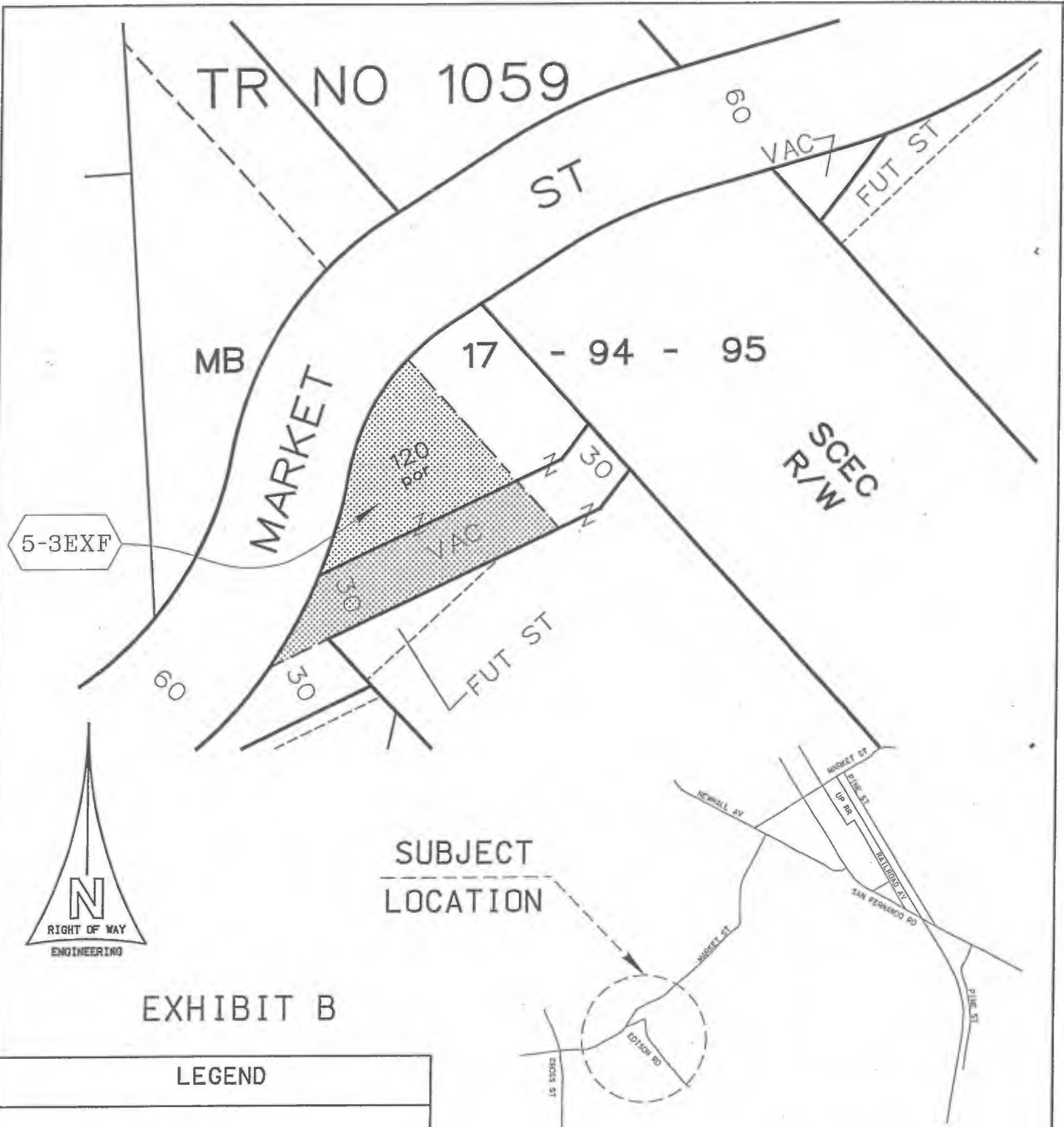
That certain parcel of land in Lot 20, Tract No. 1059, as shown on map recorded in Book 17, pages 94 and 95, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel 5-3X in deed to the County of Los Angeles, recorded on May 12, 1971, as Document No. 3244, in Book D5055, page 515, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Total area containing: 11,330± square feet



APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR
	Los Angeles County Department of Public Works
Dated	NOV. 28, 2012





ALL IN THE CITY OF SANTA CLARITA

REVISIONS 1. MAP PREPARED BY: N. SALAZAR

DEPARTMENT OF PUBLIC WORKS

SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

SD.	RD.	A.I.N.	T.G.
5	NONE	2827-020-900	4640-J2
SCALE	DATE	I.M.	
NONE	11-19-12	234-117	

SALE OF COUNTY PROPERTY MARKET ST E/O CROSS ST.	DRAWING NO. M1277005
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